



Burns Avenue, CHADWELL HEATH

Offers in Excess of £200,000

NO ONWARD CHAIN!! This one bedroom, ground floor flat is perfectly located for Chadwell Heath High road with its local shops and restaurants and mainline station with its Elizabeth Line transport links. Benefits include allocated parking space and a long lease. The current lease is 999 years from 25th March 1992, ground rent is £92 per 6 months and £950 service charge every 6 months. Priced to sell and would make an ideal first time buy or investment. Please call our Ilford sales team for more information and an appointment to view.

- ONE BEDROOM
- GROUND FLOOR FLAT
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - D

GROUND FLOOR

ENTRANCE

Via communal door to porch area, own front door to hallway.

HALLWAY

Laminate flooring, entryphone system.

LOUNGE

9' 4" x 15' 10" (2.84m x 4.83m)

Double glazed picture and casement window to rear, laminate flooring, power points.



KITCHEN

Double glazed picture and casement window to rear, range of eye and base units with rolled edge worktops, power points, electric cooker point, stainless steel sink with single drainer and mixer tap, plumbing for washing machine.



BEDROOM

10' 7" x 12' (3.23m x 3.66m)

Double glazed picture and casement window to front, wall mounted electric heater, power points, fitted cupboard.



BATHROOM/WC

Tiled floor and walls, wall mounted electric fan heater, panelled bath with mixer tap, shower attachment and screen, close coupled WC, pedestal basin, extractor fan.



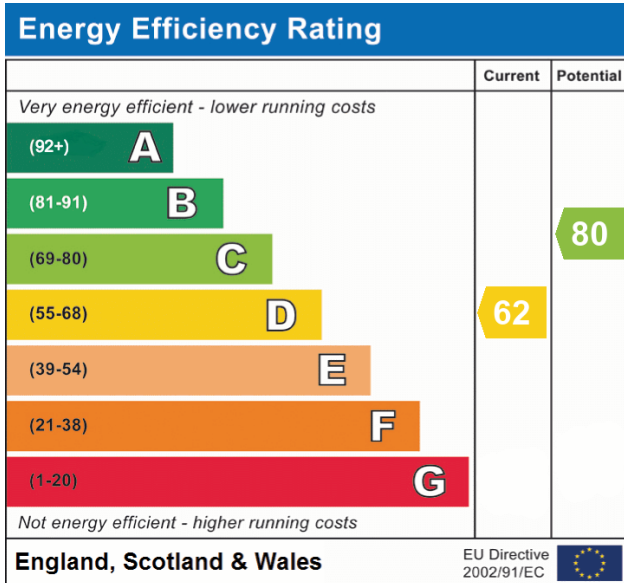
AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

EXTERIOR

PARKING

Allocated parking space.



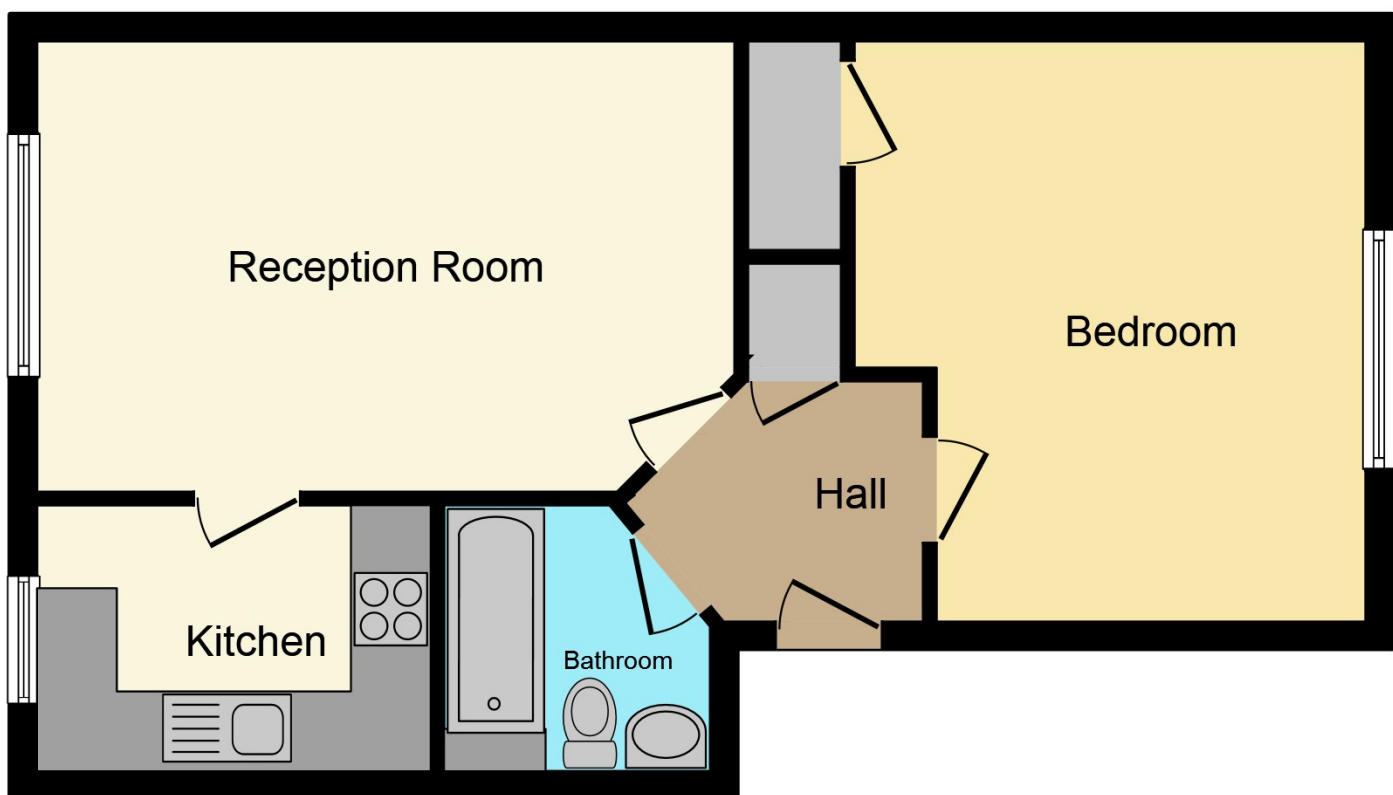
What's Next?

If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox